

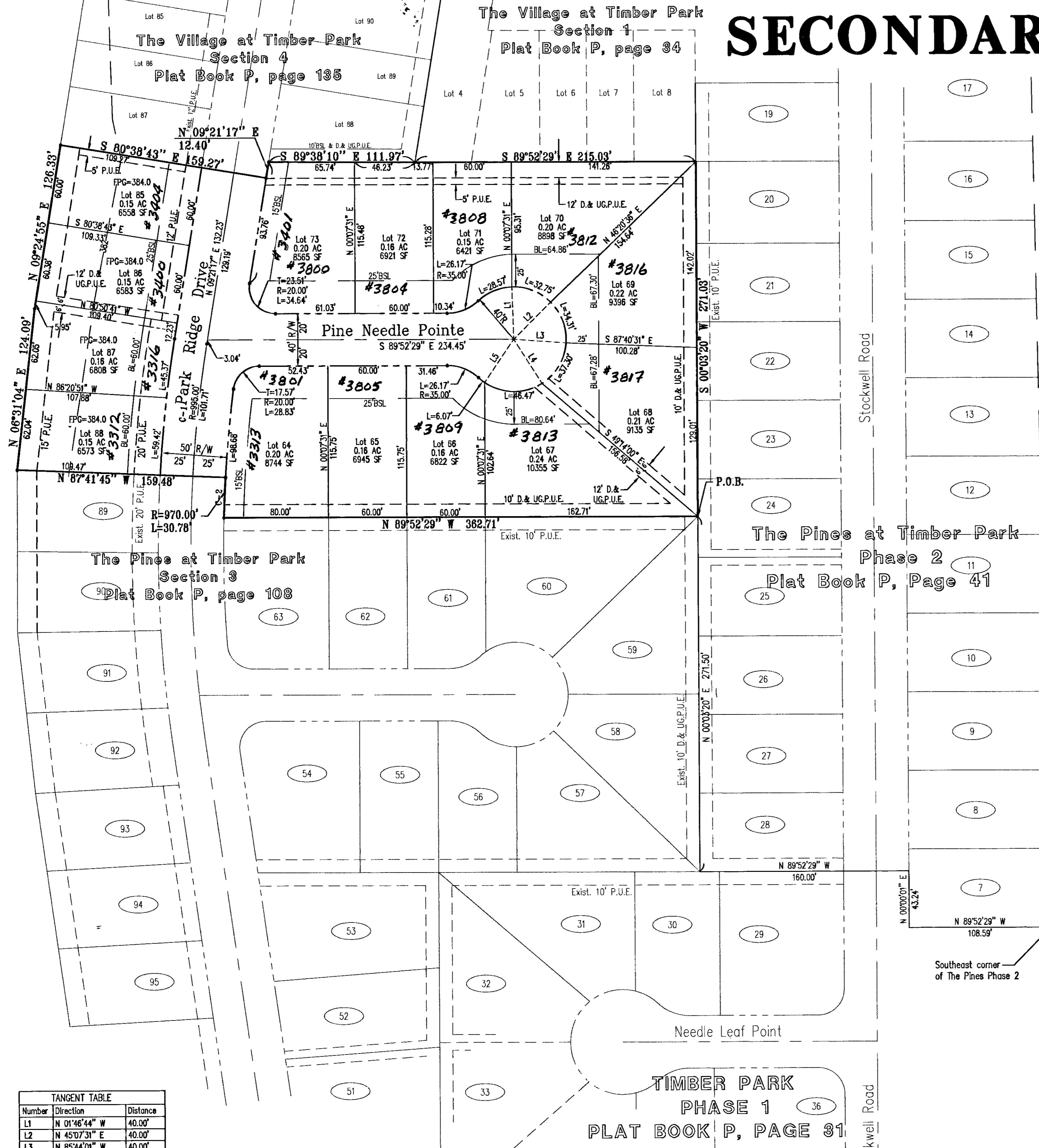
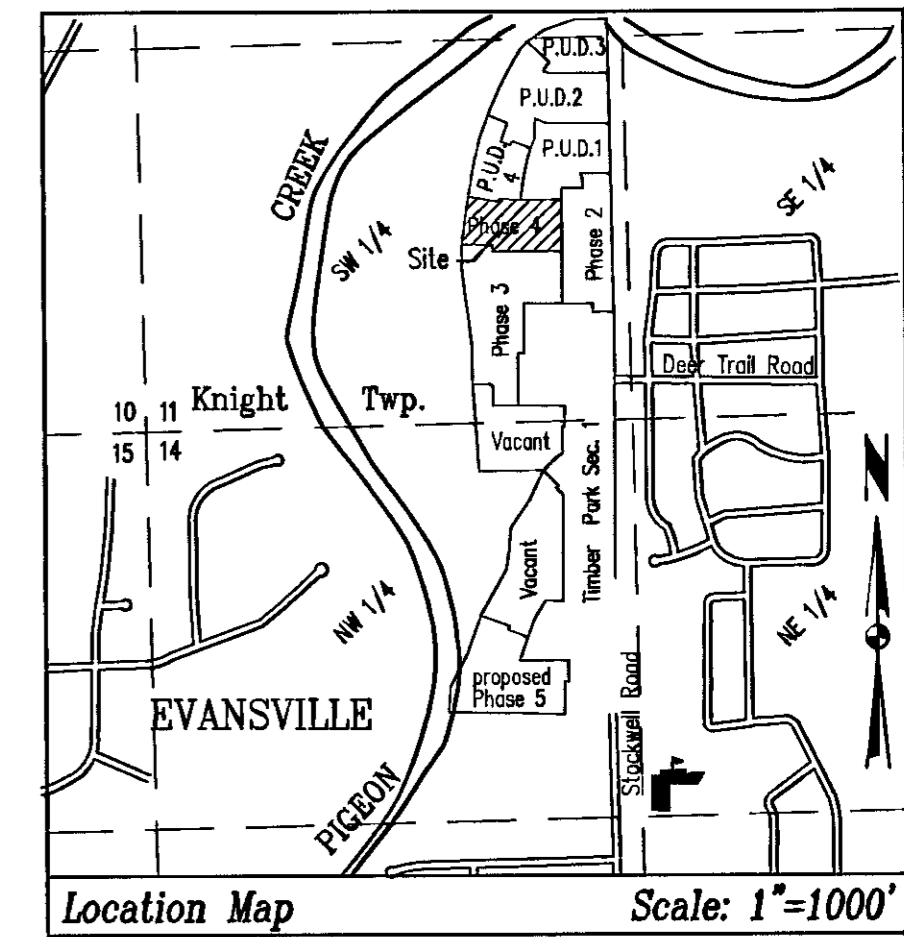
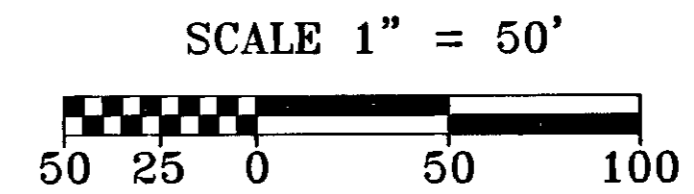
TIMBER PARK

THE PINES AT TIMBER PARK PHASE 4

SECONDARY PLAT

RECEIVED FOR RECORD
 at 4:00 P.M.
 NOV 20 1998
 Betty J. Hermann Recorder
 Vanderburgh County
 1998R00038793

NOV 20 1998
 Auditor
 # 9203



General Notes

Zoning: The subject property is zoned Ag; abutting property is zoned Ag.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

Utilities: Water and Sanitary sewer services have been extended to site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Water Detention Requirements: No requirements for this site.

Floor Elevations: The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). The FPG for all the lots in this subdivision is 334.00. Additional information may be obtained from the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the City Engineer's Office, and in compliance with the City Drainage Ordinance.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
- NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the Board of Public Works.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the Board of Public Works and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., ryegrass, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.

Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data
 BM#1 - Northeast Headbolt on Fire Hydrant at Southwest corner of Stockwell Road and Deer Trail. Elev. = 385.87
 BM#2 - 5/8" Iron Rod in Centerline of Stockwell Road approx. the north end of Phase II. Elev. = 382.21

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as The Pines at Timber Park Phase 4. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked P.U.E. (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities or drainage pipes shall be erected within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of land marked D.&U.G.P.U.E. (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes, maintenance and operation of underground portions of public utility facilities including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of easement. No structures other than such utility facilities or drainage pipes shall be erected within said areas of land and any fence located within said areas of land is subject to removal by the Board of Public Works or without liability in the use of said easements.

All easements are dedicated together with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary maintenance or reconstruction. The Board of Public Works or utility exercising such right of ingress and egress shall be liable for any damages outside the easement.

JAGOE HOMES AND CONSTRUCTION, INC.

By: *W.R. Jagoe III*
 W.R. Jagoe III, President
 4215 Bent Tree Drive
 Owensboro, KY 42301

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

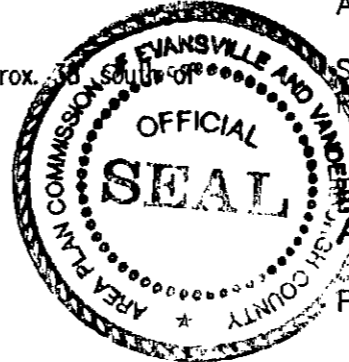
Witness my hand and seal this 22nd day of October, 1998
 My Commission Expires: 4-1-99
 Notary Resides in: Vanderburgh
 County, Indiana



Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on June 1, 1994.

Robert H. Dana, Jr.
 President
 Attest: *Blaine Oliver*
 Executive Director
 ASSISTANT
 Secondary Plat complies with the Ordinance and is released for recording.



PLAT RELEASE DATE: NOV. 20, 1998

Boundary Description

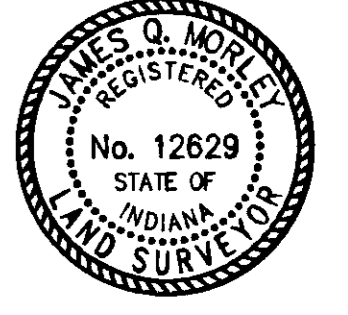
Part of the Southwest Quarter of Section 11, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 11-6-10; said point being North 00 degrees 03 minutes 37 seconds East 5.26 feet and North 89 degrees 27 minutes 01 seconds East 5.26 feet from the southwest corner of Valley Downs Subdivision, as per plat thereof, recorded in Plat Book K, page 151 in the office of the Recorder of Vanderburgh County, Indiana; thence along said quarter section line North 00 degrees 57 minutes 03 seconds West 298.01 feet to the point of intersection with the west line of said Valley Downs Subdivision; thence continuing along said quarter section line North 00 degrees 57 minutes 03 seconds West 195.31 feet to the southeast corner of The Pines at Timber Park Phase 2, as recorded in Plat Book P, page 41 in the office of said Vanderburgh County Recorder; thence along the south line thereof North 89 degrees 52 minutes 29 seconds West 108.59 feet; thence continue along said south line North 00 degrees 00 minutes 00 seconds East 43.24 feet; thence continue along said south line North 89 degrees 52 minutes 29 seconds West 160.00 feet to the southeast corner of The Pines at Timber Park Phase 3, as recorded in Plat Book P, page 108 in the office of said Vanderburgh County Recorder; thence along the east line thereof North 00 degrees 03 minutes 20 seconds East 271.50 feet to the northeast corner of said Pines Phase 3, said point also being the point of beginning; thence along the north line thereof North 89 degrees 52 minutes 29 seconds West 362.71 feet to the point of curvature of a curve to the right, concave to the East, having a central angle of 01 degrees 49 minutes 05 seconds and a radius of 970.00 feet from which a chord bears North 02 degrees 37 minutes 11 seconds East 30.78 feet; thence along the arc of said curve 30.78 feet; thence North 87 degrees 41 minutes 45 seconds West 159.48 feet; thence North 06 degrees 31 minutes 04 seconds East 124.09 feet; thence North 09 degrees 24 minutes 55 seconds East 128.33 feet to the southwest corner of The Village at Timber Park Section 4, as recorded in Plat Book P, page 135 in the office of said Vanderburgh County Recorder; thence along the south line thereof South 80 degrees 38 minutes 43 seconds East 159.27 feet; thence continue along said south line North 09 degrees 21 minutes 17 seconds East 12.40 feet; thence continue along said south line South 89 degrees 38 minutes 10 seconds East 111.97 feet to the southwest corner of The Village at Timber Park Section 1, as recorded in Plat Book P, page 34 in the office of said Vanderburgh County Recorder; thence along the south line thereof South 89 degrees 52 minutes 29 seconds East 215.03 feet to a point on the west line of The Pines at Timber Park Phase 2; thence along the west line thereof South 00 degrees 03 minutes 20 seconds West 271.03 feet to the point of beginning, containing 3.04 acres (132,529 sq.ft.).

Surveyor's Certificate

I, James Q. Morley, do hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on May 24, 1994, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 22nd day of October, 1998
James Q. Morley
 James Q. Morley, R.L.S.
 Indiana Registration No. 12629
 Morley and Associates Inc.
 600 SE. Sixth Street
 Evansville, IN. 47713



P-186

APC# 19-5-94 TP4-Plat.dwg 2800-4 10/22/98 J.E.W.

TANGENT TABLE

Number	Direction	Distance
L1	N 01°46'44" W	40.00'
L2	N 45°07'31" E	40.00'
L3	N 85°44'01" W	40.00'
L4	N 32°17'57" E	40.00'
L5	N 34°15'59" E	40.00'

CURVE TABLE

NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	06°51'24"	N 08°25'38" E	50.90	995.00	101.71	101.66
C-2	01°49'05"	N 02°37'11" E	15.39	970.00	30.78	30.78

DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:
 May 25, 1994
 DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:
 August 17, 1996
 DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA & APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON:
 September 8, 1994
 DATE

Point of intersection with Valley Downs Sub.
 S.E. Corner SW 1/4 Section 11-6-10
 N 00°57'03" W 268.07'
 N 00°57'03" W 195.31'